

Owner: Terminal Partners, LLC and STI Holdings of LR, LLC
Applicant: Grant M. Cox, Quattlebaum Grooms and Tull
Location: 6100/6108 Cantrell Road
Area: 0.522 Acre
Request: Rezone from R-2 to C-1
Purpose: Restaurant
Existing Use: Single family residential

SURROUNDING LAND USE AND ZONING

North – Branch bank facility and undeveloped property; zoned PD-O and R-2

South – Single family residences (across Cantrell Road); zoned R-2

East – Mixed office and commercial uses (across N. University Avenue);
zoned O-3 and C-3

West – Single family residences; zoned R-2

A. PUBLIC WORKS COMMENTS:

1. Cantrell Road is classified on the Master Street Plan as a principal arterial. Dedication of right-of-way to 55 feet from centerline will be required.
2. N. University Avenue is classified on the Master Street Plan as a collector street. A dedication of right-of-way 30 feet from centerline will be required. Where a principal arterial street intersects a collector street an additional 10 ft. or right-of-way should be dedicated for a right turn lane.
3. Where a principal arterial street intersects a collector street, a 75 feet radial dedication of right-of-way is required at the intersection of N. University Avenue and Cantrell Road.

B. PUBLIC TRANSPORTATION ELEMENT:

The site is located on a Rock Region Metro bus route #21 (University Avenue Route).

C. PUBLIC NOTIFICATION:

All owners of property located within 200 feet of the site and the Heights, Forest Park, Normandy-Shannon and Kingwood Neighborhood Associations were notified of the public hearing.

D. LAND USE ELEMENT:

Planning Division:

This request is located in the West Little Rock Planning District. The Land Use Plan shows Residential Low Density (RL). The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 units per acre. Such residential development is typically characterized by conventional single family homes, but may include patio or garden homes and cluster homes, provided that the density remain less than 6 units per acre. The applicant has applied for a rezoning from R-2 (Single Family District) to C-1 (Open Display Commercial District) to allow the applicant for the neighborhood commercial uses. There is a separate item with the file number LU16-03-01 in the agenda to amend this site from Residential Low Density (RL) to Neighborhood Commercial (NC).

Master Street Plan:

South side of the property is Cantrell Road and it is a Principal Arterial on the Master Street Plan. East side of the property is University Avenue. University Avenue north of Cantrell is shown as a Collector on the Master Street Plan while University Avenue south of Cantrell is shown as a Principal Arterial. The primary function of a Principal Arterial Street is to serve through traffic and to connect major traffic generator or activity centers within an urbanized area. Entrances and exits should be limited to minimize negative I effects of traffic and pedestrians on Cantrell Road since it is a Principal Arterial. The primary function of a Collector Road is to provide a connection from Local Streets to Arterials. These streets may require dedication of right-of-way and may require street improvements for entrances and exits to the sites.

BICYCLE PLAN:

A Class II Bike Lane is located on North University Avenue as either a five foot shoulder or six foot marked bike lane from Kavanaugh Street south to Markham Street. Additional paving and right-of-way may be required.

E. STAFF ANALYSIS:

Terminal Partners, LLC and STI Holdings of LR, LLC, owners of the 0.522 acre property at 6100/6108 Cantrell Road, are requesting to rezone the property from “R-2” Single Family District to “C-1” Neighborhood Commercial District. The property is located at the northwest corner of Cantrell Road and N. University Avenue, and is comprised of two (2) platted lots. The rezoning is proposed in order to re-develop the site for a restaurant use.

The subject property contains two (2) single family residences. The easternmost residence is a two-story brick and frame structure. The residence to the west is a one-story brick and frame structure. There is a driveway from Cantrell Road which serves as access to the residence to the west. The residence to the east has a driveway from N. University Avenue. There is a platted alley which runs along the north property line of both lots. The property slopes upward from south to north and west to east. The residences are located several feet above the elevation of Cantrell Road.

The properties to the west and south (across Cantrell Road) are zoned R-2 and contain single family residences. The PD-O zoned property to the north contains a branch bank facility, with undeveloped R-2 zoned property further north. The property across N. University Avenue to the east is zoned O-3 and C-3 and contains office and commercial uses.

The City’s Future Land Use Plan designates this property as Residential Low Density (RL). A land use plan amendment to Neighborhood Commercial (NC) is a separate item on this agenda.

Staff does not support the requested C-1 rezoning. Staff does not view the request as reasonable. Rezoning this property to C-1 will not be consistent with the zoning and land use pattern for this area. There is office zoning to north and east (northeast corner of Cantrell Road and N. University Avenue), which serves as a transition from the commercial zoning to the east to the residential zoning. Single family residences have always existed along the north and south sides of Cantrell Road, from N. University Avenue to N. Hughes Street. There have been several failed attempts to rezone the easternmost lot (6100 Cantrell Avenue), dating back to 1974. In addition to being inconsistent with the existing, long-standing zoning pattern for this immediate area, staff believes rezoning this property to C-1 will have an adverse impact on the adjacent residential properties to the west, northwest and south, by encroaching into an area of residential housing stock which has existed since the area was originally developed.

F. STAFF RECOMMENDATION:

Staff recommends denial of the requested C-1 rezoning.

PLANNING COMMISSION ACTION:

(JUNE 2, 2016)

Grant Cox was present, representing the application. There were several objectors present. Staff presented the rezoning application with a recommendation of denial. The rezoning and land use plan amendment were discussed simultaneously. Commissioner Belt recused from the discussion.

Grant Cox addressed the Commission in support of the application. He noted that there was a recent change to the area with the construction of a branch bank immediately north of the subject property. He explained that the site was a good location for a restaurant at a major intersection. He noted how the property could be used with C-1 zoning. He also explained that it would be difficult to market the residences with the driveway location for the west residence, and the new branch bank facility to the north.

Norman Hodges, of the Heights Neighborhood Association, addressed the Commission in opposition. He noted that the neighborhood association was opposed to the rezoning request. He explained that commercial zoning at this location was not a good fit for the neighborhood.

Judy Gaddy, a 25 plus year resident of the Heights Neighborhood, addressed the Commission in opposition. She noted that there was no plan for development of the property. She also noted that traffic was already bad at the intersection.

Alice Estes also addressed the Commission in opposition. She explained that traffic was a major concern. She also expressed concern with the lighting a new commercial development would generate.

Steve Mangan also spoke in opposition. He stated that he was a 50 year resident of the Heights area and a Heights business owner. He noted that he lived near the subject property. He expressed concern with losing residences to commercial zoning.

Kelly Fleming also spoke in opposition. She expressed concern with the proposed commercial zoning, noting that she wished to maintain the residential character of the area.

Lauren Ratley also spoke in opposition. She noted that she owned the property at 6112 Cantrell Road, immediately west of the subject property. She expressed concern with property values, and stated that the rezoning would have a negative impact on the neighborhood.

Tanya Clayton also spoke in opposition. She stated that she lived immediately northeast of the subject property. She expressed concerns with the proposed rezoning.

Ruth Bell also spoke in opposition. She expressed concern with the domino effect the rezoning would have along Cantrell Road. She also noted traffic as a concern.

Jennifer Belt also spoke in opposition. She stated that the rezoning would negatively impact the entrance into the neighborhood. She noted concern with the uncertainty as to how the property might be developed.

Grant Cox made additional comments in support of the application. He noted that the proposed C-1 zoning did not allow drive-thru windows, so no fast food restaurant would be developed. He explained that issues related to traffic would be addressed through development of the property.

Vice-Chair Berry made comments in opposition to the proposed rezoning.

There was a motion to approve the Land Use Plan Amendment (LU16-03-01). The motion failed by a vote of 0 ayes, 9 nays, 1 absent and 1 recusal (Belt). The application was denied.

There was a second motion to approve the rezoning application. The second motion also failed by a vote of 0 ayes, 9 nays, 1 absent and 1 recusal (Belt). The application was denied.